

Nationstar Mortgage LLC

**Plaintiff**

Case No: 14 CV 739

VS

ANGELA M. KOLESARI, et al.

**Defendant(s)****NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 23, 2014 in the amount of \$349,785.24 the Sheriff will sell the described premises at public auction as follows:

TIME: January 21, 2015 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: Lot 16 together with an undivided interest in Outlot 1, in Village Estates, being all of Outlot 3 from Olde Towne Subdivision and lands being part of the Northwest 1/4 Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 23, in Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin.

PROPERTY ADDRESS: W236 N6576 Cotey Court, Sussex, WI 53089

TAX KEY NO.: SUXV 0235127

Scott D. Nabke  
J Peterman Legal Group Ltd.  
State Bar No. 1037979  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 22<sup>nd</sup> day of December, 2014.

Daniel J. Trawicki

Sheriff Daniel J. Trawicki  
Waukesha County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://www.jpetermanlegalgroup.com) to obtain the bid for this sale.  
J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf.  
Any information obtained will be used for that purpose.